

074.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

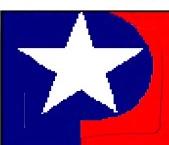
798,400 / 798,400

USE VALUE:

798,400 / 798,400

ASSESSED:

798,400 / 798,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
151		RIDGE ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		8000.000	336,400		462,000	798,400		46685
								GIS Ref
								GIS Ref
								Insp Date
								10/05/18

**OWNERSHIP**

Unit #:

Owner 1: CLEETUS RACHEL

Owner 2: WILLEMS HERMAN J

Owner 3:

Street 1: 151 RIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LALICATA ROBERT S/ETAL -

Owner 2: LALICATA MARIA C -

Street 1: 8 AZALEA DR

Twn/City: BURLINGTON

St/Prov: MA Cntry

Postal: 01803

**NARRATIVE DESCRIPTION**

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2021	1571	Add Bath	38,800	O					10/5/2018	Meas/Inspect	BS	Barbara S
7/13/2016	956	Redo Bat	17,900		7/13/2016			Remodel bath.	7/23/2018	Mail Update	MM	Mary M
10/27/2002	896	Redo Kit	54,000					REDO KITCHEN AND B	4/10/2009	Meas/Inspect	163	PATRIOT
6/11/2001	383	Wood Dec	7,500	C				REPLACE WDK WITH N	11/12/1999	Inspected	256	PATRIOT
									11/5/1999	Mailer Sent		
									10/13/1999	Measured	263	PATRIOT
									7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	4									462,000						462,000	

Total AC/Ha: 0.18365

Total SF/SM: 8000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 462,000

Spl Credit

Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

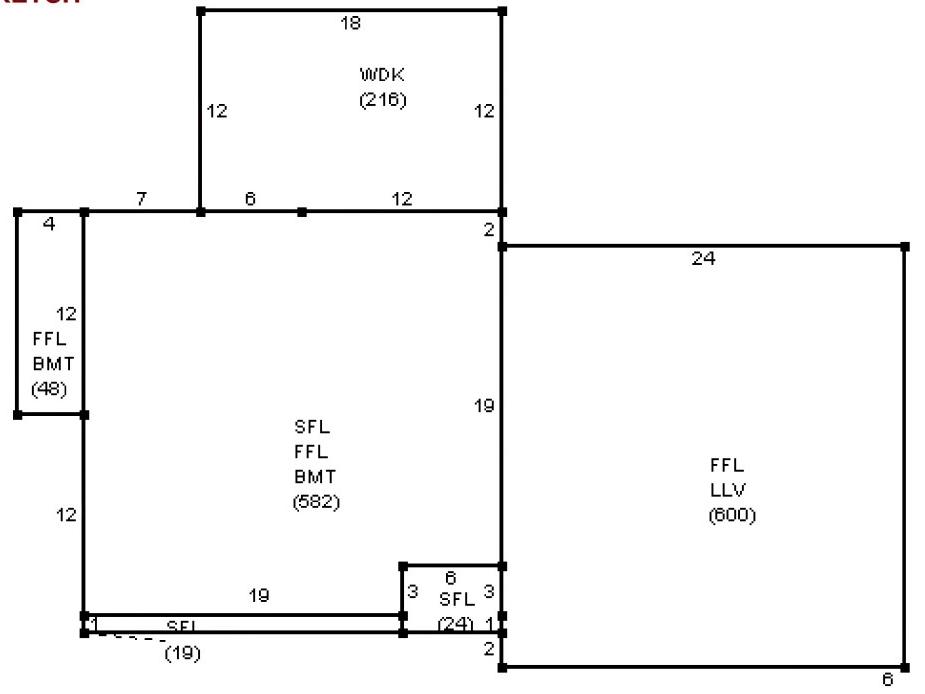
Type:	21 - Split Level	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

Comments:	
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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1960
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.22573686
Const Adj.:	0.98490000
Adj \$ / SQ:	120.723
Other Features:	97890
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413305
Depreciation:	76875
Depreciated Total:	336430

**BATH FEATURES**

FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
1	7	4									

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:
Total Units:

**REMODELING**

Floor:
% Own:

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	

Totals	1	7	4
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**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,230	120.720	148,489	SFL	95				
BMT	Basement	630	36.220	22,817						
LLV	Lower Level	600	54.330	32,595						
SFL	Second Floor	594	120.720	71,679						
WDK	Deck	216	10.470	2,261						
					Net Sketched Area:	3,270	Total:	277,841		
					Size Ad	1823.7499	Gross Area	3301	FinArea	1824

**SUB AREA DETAIL****IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Total Yard Items:	Total Special Features:	Total: